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Santa Barbara County Board of Supervisors
105 E. Anapamu St., 4th Floor
Santa Barbara, CA 93101

Dear Board of Supervisors:

My family and I oppose rezoning any of the rural parcels in Carpinteria under consideration within the 2023-2031 Housing Element Update Rezone Amendments (i.e., Bailard, Van Wingerden 1, and Van Wingerden 2). While we understand and support the need to build more affordable, higher density housing in the South Coast region, we have the following concerns and comments:

- These parcels are zoned rural for very good reason. This prevents urban sprawl and preserves the character of the Carpinteria Valley as well as the local coastal zone. Tourism is a major industry in Carpinteria, and one of the main reasons tourists come here is to enjoy its rural, small town character.
- Carpinteria has already provided a great deal of affordable housing. According to the City of Carpinteria's 2023 Economic Profile, apartments and mobile homes account for 53 percent of the housing stock in the City of Carpinteria, representing a larger proportion of affordable housing for resident households compared to any other city in Santa Barbara or Ventura Counties. Apartment rents in Carpinteria are approximately 9 percent lower than the average monthly rent for all apartments in adjacent Santa Barbara.
- Construction on these rural parcels will significantly increase congestion, commute times, and carbon emissions. Carpinteria is already experiencing significant congestion in the area near the Van Wingerden 2 parcel, partly due to the past construction of high density housing developments on Santa Ynez Avenue and Cravens Lane. The intersection of Via Real and Santa Monica Road is highly congested during commute hours, as is the Via Real frontage road from Carpinteria to Summerland. The addition of high density housing in this parcel would significantly exacerbate this problem. Average commute time for Carpinterians is already 26 minutes, which is higher than for residents of Santa Barbara and Goleta.

We also strongly agree with the analyses and recommendations provided by the Carpinteria Valley Association in its April 23, 2024 letter.

Sincerely,

